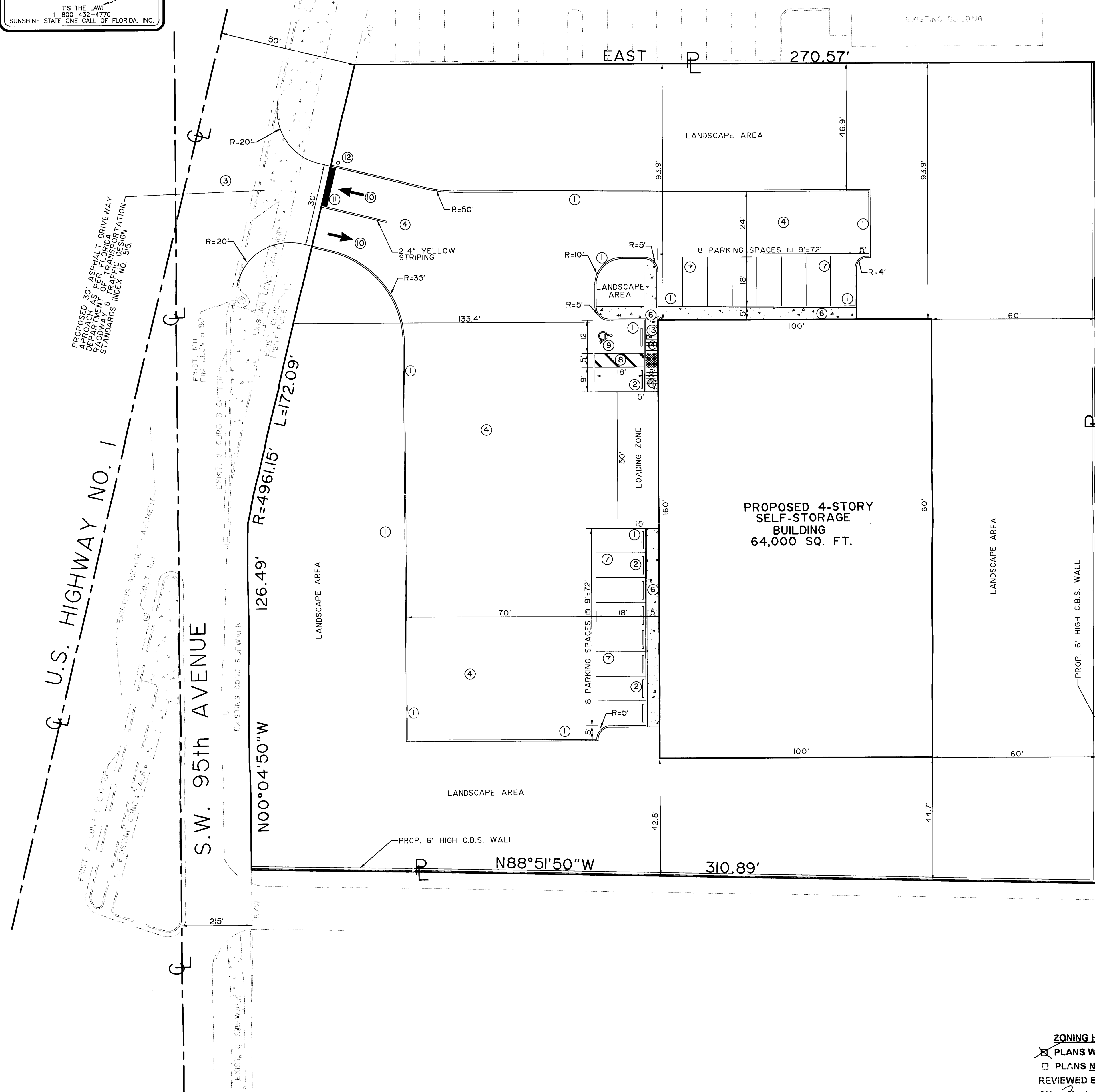


# SITE PLAN



## ZONING LEGEND

Business, Industrial, Multiple Family Dev.

ZONING: BU-1A

SETBACKS: FRONT (U.S.I.)  
SIDE STREET  
REAR

133.4 Feet  
42.8 Feet  
N.A.  
60 Feet

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANTS WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

LOWEST FINISHED FLOOR ELEVATION (INCLUDING BASEMENT)		
DISTRICT AH ELEVATION 8.00		
CITY FLOOD CRITERIA 7.00 Ft.	CROWN OF ROAD 8.00 Ft.	
DISTRICTS	C.H.H.	S.F.H.
REQUIRED		
PROPOSED		

LOWEST FLOOR AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTIONS ABOVE LOWEST FLOOR

SHALL BE 4" INCHES ABOVE FINISHED GRADE

ANY APPLICABLE RESOLUTION:

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, Section 553.79(10), Florida Statutes, Effective 7/10/87

Applicant: will comply with Ordinance 80-90 (section 13-13.1) of the Metropolitan Dade County Code, prior to starting construction.

Parking: open parking lots, parking for non-enclosed areas under or within buildings, will be lighted as required by section "B-C" of the Metropolitan Dade County Code.

Landscape: all landscape area will have a sprinkler system.

Note: All signs required in section 33 of Metropolitan Dade County Code are deleted from this plan and require separate plans, application and permits.

## LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER

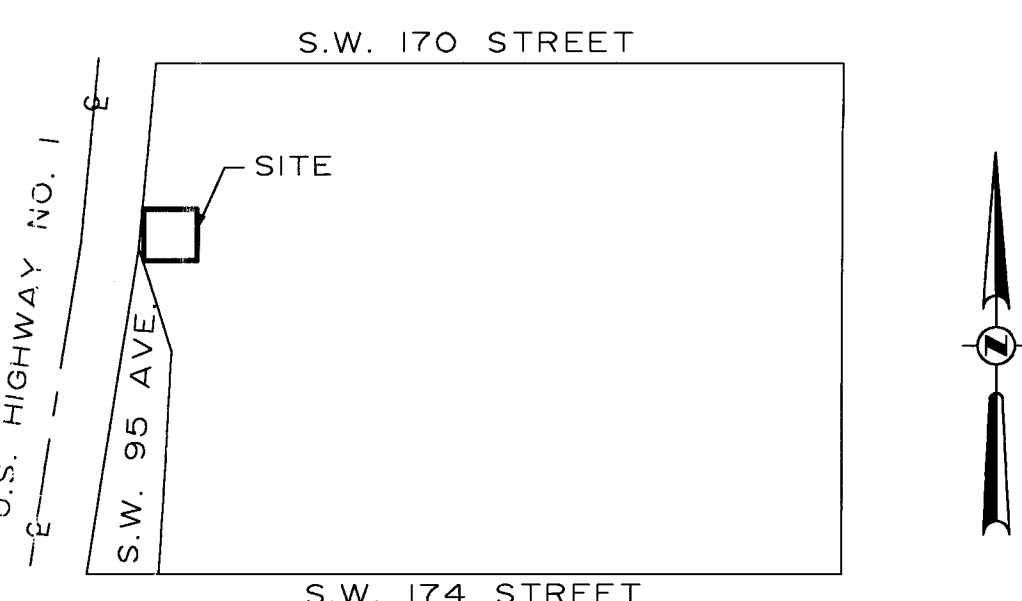
## ZONING HEARING PLANS REVIEW

PLANS WITHIN THE SCOPE OF AD

PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY:

ON: 3/1/08



## LOCATION SKETCH NOT TO SCALE

## SITE DATA:

ZONING DISTRICT: BU-1A  
RESOLUTION No.  
LAND USE: COMMERCIAL  
USAGE: SELF SERVICE STORAGE  
BUILDING HEIGHT: 45 Feet (TO TOP OF ROOF)  
STORIES: 4  
LOT AREA (PROPOSED): 88,845 SQ.FT. = 2.04 Ac = 100%  
Total Land Area (Net)  
Building Area (Footprint) 16,000 SQ.FT. = 0.37 Ac = 18.1%  
Sewer 942 SQ.FT. = 0.02 Ac = 1.0%  
Paved Area 21,795 SQ.FT. = 0.50 Ac = 24.5%  
Landscape Area 50,108 SQ.FT. = 1.15 Ac = 56.4%  
PROVIDED: 40%  
REQUIRED: 16%

PARKING SPACES:  
Total Building Area 64,000 SQ.FT.

Parking Spaces Required  
1 parking space per 5,000 Sq. Ft. of Building Area up to 20,000 Sq. Ft. and 1 space per 10,000 Sq. Ft. thereafter.

Total Required Spaces 10 Spaces

Parking Spaces Provided  
Standard 17 Spaces  
Handicap 1 Space  
Total 18 Spaces

Flood Zone: X Elevation

BUILDING SETBACKS:	REQUIRED	PROVIDED
Front (U.S.I.)	20 FT.	133.4 FT.
Rear	20 FT.	60 FT.
Side	5 FT.	42.8 FT.
Side Street	N.A. FT.	N.A.

FLOOR AREA RATIOS:		
First Floor	16,000 Sq. Ft.	18.1%
Second Floor	16,000 Sq. Ft.	18.1%
Third Floor	16,000 Sq. Ft.	18.1%
Fourth Floor	16,000 Sq. Ft.	18.1%
Total	64,000 Sq. Ft.	72.4%
Floor Area Ratio:	64,000 / 88,845	= 0.72

WATER SERVICE: Miami Dade Water & Sewer Department  
SEWER SERVICE: Miami Dade Water & Sewer Department  
GARBAGE: Miami Dade County

## LEGAL DESCRIPTION:

LOT 2, IN BLOCK 2, OF 170 CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, AT PAGE 87, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

## NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHARLES E. ROSSI, P.L.S., INC., DATED 9/26/01
- ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.  
EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.

## SCHEDULE NOTES

- NEW 6" TYPE "D" CURB
- WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- 4" PAINTED STRIPING (DOUBLE)
- 4" PAINTED WHITE STRIPING
- TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- PAINTED DIRECTIONAL ARROW
- 24" WIDE PAINTED WHITE STOP BAR
- STOP SIGN (R-I)
- TYPICAL "HANDICAP" SIGN
- HANDICAP RAMP

## REVISIONS:

1. 2/26/02 HEARING COMMENTS

33176

**ZAMORA & ASSOCIATES, INC.**  
LAND PLANNING  
ENGINEERING  
SUITE 302 MIAMI, FLORIDA 33176  
1410 N. KENDALL DRIVE  
(305) 273-7801

PROJECT: OWNER:

**SAFEGUARD STORAGE**  
U.S. 1 & S.W. 95 AVE.  
MIAMI, FLORIDA  
**SAFEGUARD STORAGE PROPERTIES, LLC**  
111 VETERANS MEMORIAL BLVD. SUITE 1150  
MIAMI, FLORIDA 33137 (305) 573-0353

## SITE PLAN

SEAL:

JERRY ZAMORA  
CIVIL ENGINEER  
P.E. No. 34207  
E.B. 0006791  
STATE OF FLORIDA

SCALE: 1" = 20'

DATE: 10/18/2001

DRAWN BY: J.B.

CHECKED BY: G.Z.

PROJECT No.

2001-60

SHEET No.

C-1